

\$459,000 - 17, 43 Springborough Boulevard Sw, Calgary

MLS® #A2197860

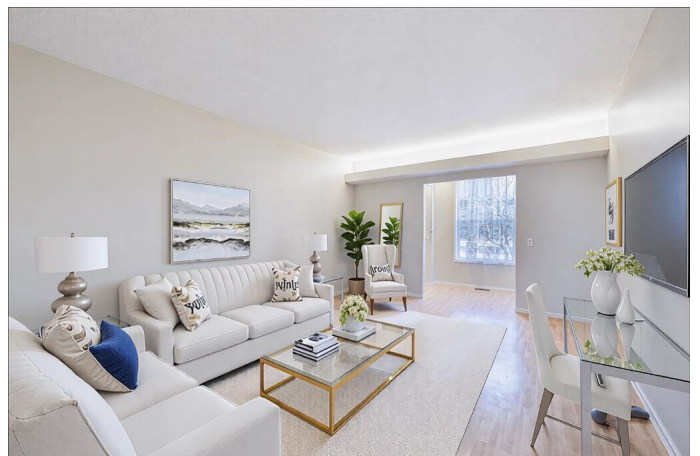
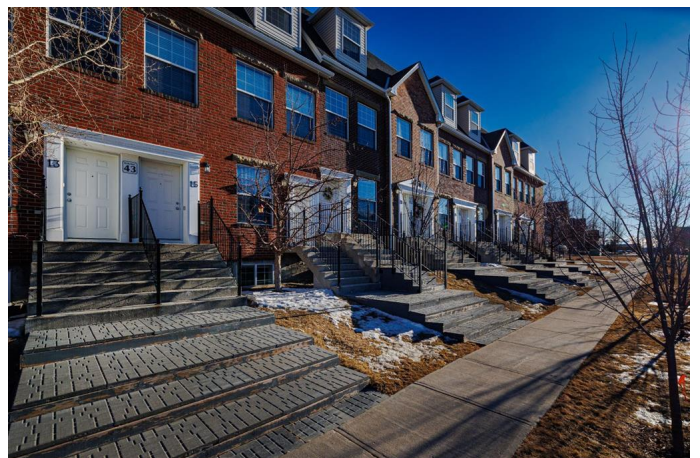
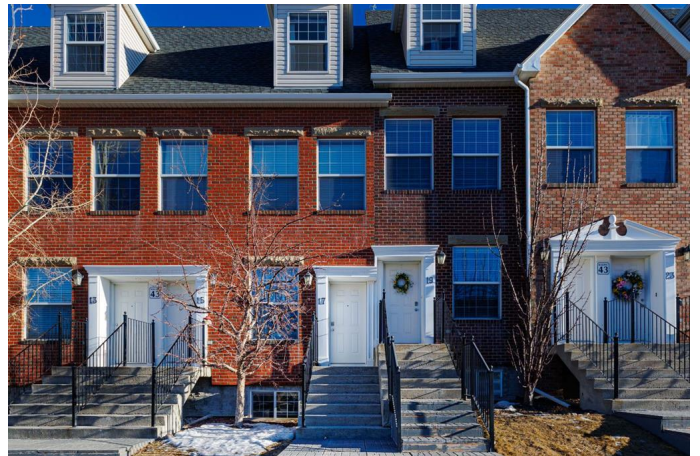
\$459,000

3 Bedroom, 3.00 Bathroom, 698 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Discover the perfect blend of comfort, convenience, and charm in this meticulously maintained bungalow townhome in the sought-after community of Springbank Hill. Offering over 1,400 sq. ft. of livable space, this home welcomes you with a spacious living room that provides ample room for your ideal furniture layout. The bright, south-facing kitchen is filled with natural light and features a pantry, coffee bar with hidden bar fridge, moveable island, and a patio door leading to a sun-soaked deck—perfect for morning coffee. A convenient 2-piece bath and a laundry room complete the main floor. Downstairs, high ceilings create an open, inviting atmosphere, leading to the primary bedroom with a walk-in closet and 3-piece ensuite. Two additional bedrooms offer flexibility for guests, a home office, while another full bathroom and a cleverly tucked-away storage area provide additional convenience. The single detached garage allows for easy access through the back patio. Ideally located across from Ambrose University & Griffith Woods K-9 School, and within walking distance to Westside Rec Centre, Waves Coffee, and the LRT, this home offers unparalleled accessibility to daily essentials and city connections. Don't miss your chance to own this exceptional home in a well-managed complex—schedule your showing today!

Built in 2007



Essential Information

MLS® #	A2197860
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	698
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	17, 43 Springborough Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V8

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Master Downstairs
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	M-1

Listing Details

Listing Office	Real Broker
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